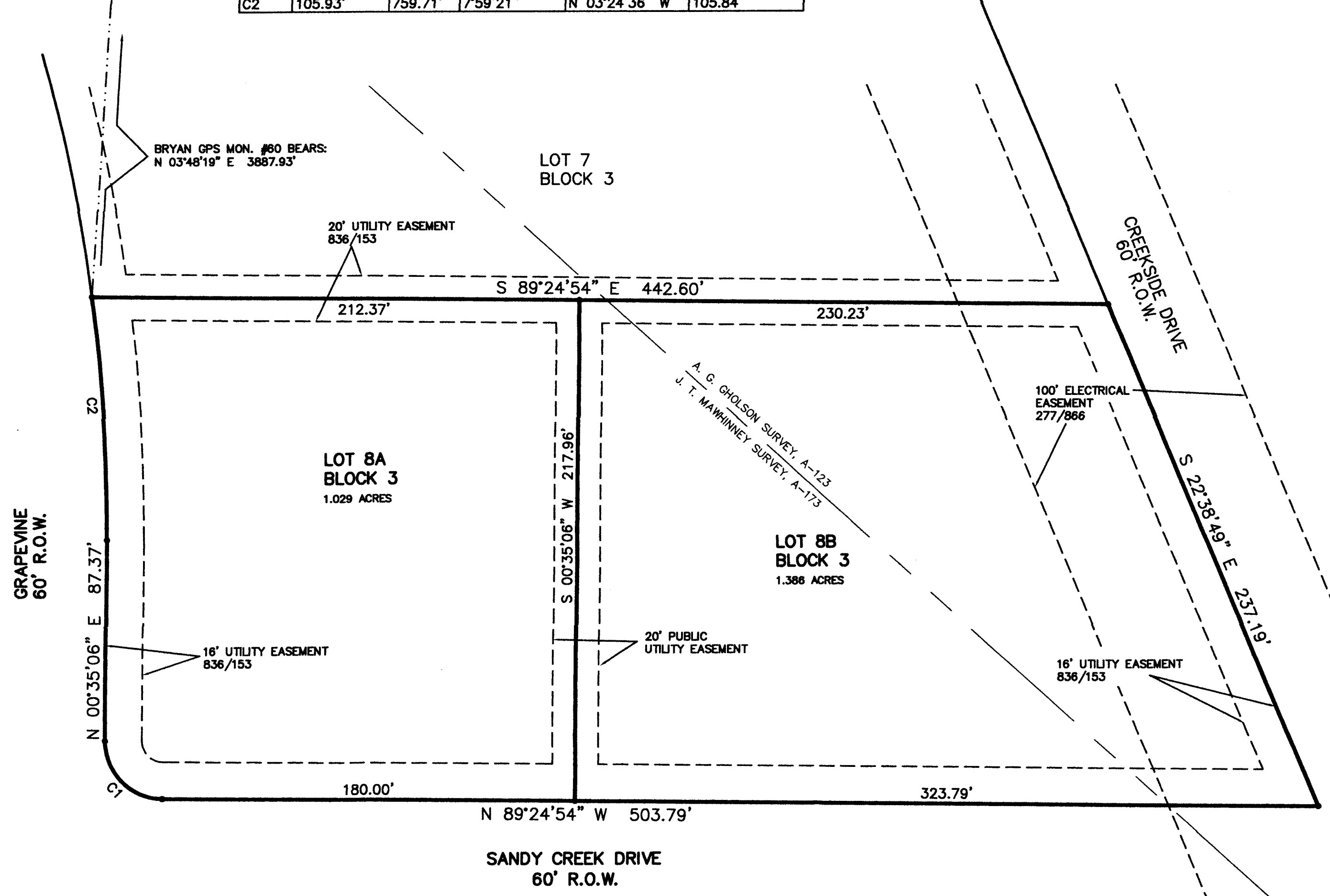


ORIGINAL PLAT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N 44°24'54" W	35.36'
C2	105.93'	759.71'	7°59'21"	N 03°24'36" W	105.84'



REPLAT

LEGEND:  
-○- UTILITY POLE  
-x- GUY WIRE ANCHOR  
- - - AERIAL ELECTRIC LINES  
- AE - AE -

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, MARTIN GRANADOS-RAMIREZ, owners and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 836, Page 157, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes stated.  
Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Professional Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

CERTIFICATE OF APPROVAL  
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVAL OF PLANNING AND ZONING COMMISSION  
I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and some was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

- GENERAL NOTES
1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
  2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
  3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUMBER THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
  4. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
  5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE FIRM MAPS, COMMUNITY PANEL NO. 48041C0200 E, DATED MAY 9, 2014.
  7. LOCATION OF WATER LINE PER WELLBORN S.U.D.
  8. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY.
  9. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
  10. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH BRAZOS COUNTY SUBDIVISION REGULATIONS.
  11. SUBJECT PROPERTY IS CURRENTLY ZONED "A-O".

METES AND BOUNDS DESCRIPTION  
OF A 2.41 ACRE TRACT  
LOT 8, BLOCK 3  
GRAPEVINE ADDITION  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE A. G. GHOLSON SURVEY, ABSTRACT NO. 123, AND THE J. T. MAWHINNEY SURVEY, ABSTRACT NO. 173, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 8, BLOCK 3, GRAPEVINE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 836, PAGE 153 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF A ROADWAY COMMONLY KNOWN AS CREEKSIDE DRIVE MARKING THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF LOT 7, BLOCK 3;

THENCE: S 22° 38' 49" E ALONG THE EAST LINE OF SAID LOT 8 FOR A DISTANCE OF 237.19 FEET TO A 1/2 INCH IRON ROD ON THE NORTH LINE OF SANDY CREEK DRIVE (60' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE: N 89° 24' 54" W ALONG THE NORTH LINE OF SANDY CREEK DRIVE FOR A DISTANCE OF 503.79 FEET TO A 1/2 INCH IRON ROD MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

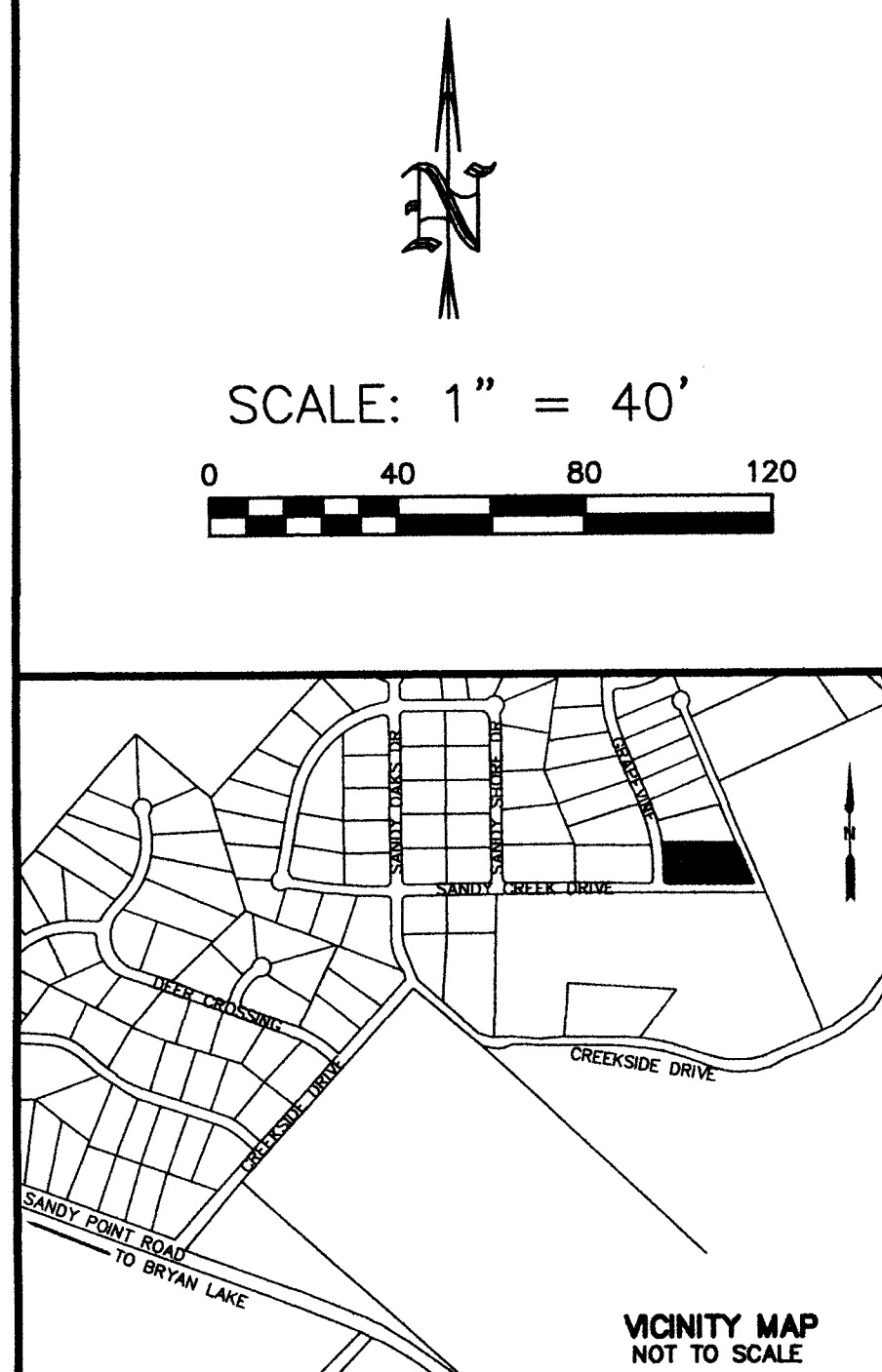
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 44° 24' 54" W - 35.36 FEET) TO A 1/2 INCH IRON ROD ON THE EAST LINE OF GRAPEVINE (60' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: N 00° 35' 06" E ALONG THE EAST LINE OF GRAPEVINE FOR A DISTANCE OF 87.37 FEET TO A 1/2 INCH IRON ROD MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 759.71 FEET;

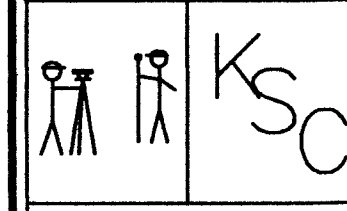
THENCE: CONTINUING ALONG THE EAST LINE OF GRAPEVINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 59' 21" FOR AN ARC DISTANCE OF 105.93 FEET (CHORD BEARS: N 03° 24' 36" W - 105.84 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE: S 89° 24' 54" E ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 7 FOR A DISTANCE OF 442.60 FEET TO THE POINT OF BEGINNING CONTAINING 2.41 ACRES OF LAND AS SURVEYED ON THE GROUND JUNE 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502



FINAL PLAT  
OF  
LOTS 8A & 8B, BLOCK 3  
GRAPEVINE ADDITION  
BEING A  
REPLAT  
OF  
LOT 8, BLOCK 3  
GRAPEVINE ADDITION  
VOLUME 836, PAGE 153  
2.41 ACRES, A. G. GHOLSON SURVEY, A-123  
J. T. MAWHINNEY SURVEY, A-173  
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET  
SURVEY DATE: JUNE 2015  
PLAT DATE: 06-24-15  
REVISED: 07-07-15  
JOB NUMBER: 15-432  
CAD NAME: 15-432  
CR5 FILE: 15-432

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3155

PREPARED FOR: MARTIN GRANADOS  
3350 FAZZINO LANE  
BRYAN, TEXAS 77807  
PHONE (979) 436-8511